

+OWNERSHIP 1015401 2024 1/04/2024
 STORE MASTER FUNDING XXIII LLC
 8377 E HARTFORD DR STE 100
 SCOTTSDALE AZ 85255
 DEED: 1942 314

PROPERTY DESCRIPTION
 SR 1754 TRACT 2
 KINSTON STEEL COMPANY
 2304 ALBEMARLE RD

TAX SUBDIVISIONS
 KINSTON
 COUNTY/HUGO FIRE

MAP NUMBER 453603240508
 CARD NO 61
 RECORD NUMBER: 6188
 ROUTE 3102000
 LISTER: LNLEGLISH 5012023
 REVIEW:

+25+27
 4-----265---H--F-----+
 0
 +-70---+
 : +-----130-----+
 : : 55
 1 8 44
 2 0 5E
 5 B
 : +-----+-----395---G-----+
 +70-DCA-----143-----2 161
 :
 7 7
 6 6
 :
 +-70---+

TOPO	STREET	UTILITY	ZONING	10.640 ACRES	NBHD
			I1		0995
NOTES:61 NEW INDT/WHSE FOR 2018					RV12/19
#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 127680

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
CONCRETE	PREF-MTL	HEATPUMP	METAL	1.00STHT	
CONCRETE	PREF-MTL	NONE	METAL	12'WALL BDRM	

IND - IMP C+10 AYB 2018 EYB
 DIMENSIONS: A-DU25DR143DD25DL143 B-MU25DU80DR130DU40DR265DD120DL395 C-DL70DU125DR70DD125 D-DL70DD76DR70DU76 E-MR
 70MU47DL15DU54DR15DD54 F-MU105MR130MU40MR200DU25DR27DD25DL27 G-MU25MR240DR16DD16DL16DU16 H-MU105MR130MU
 40MR175DU25DR25DD25DL25

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	30 OFC-AVG	3575	1.00	103.66	.7197	1.00	74.604	3575	266709					
	3010 HEATPUMP							3575						
	3017 PREF-MTL			5.71-			5.710-	3575	20413-					
B	54 INDUSTRI	42200	1.00	36.22	.8986	1.38	44.914	42200	1895370					
	5401 NONE							42200						
	5417 PREF-MTL			2.00-			2.000-	42200	84400-					
C	54 INDUSTRI	8750	1.00	36.22	.8986	1.23	40.032	8750	350280					
D	54 INDUSTRI	5320	1.00	36.22	.8986	1.23	40.032	5320	212970					
E	47 WAREHOUS	810	1.00	28.42	.8986	1.04	26.559	810	21512					
F	47 WAREHOUS	675	1.00	28.42	.8986	1.04	26.559	675	17927					
G	47 WAREHOUS	256	1.00	28.42	.8986	1.04	26.559	256	6799					
H	90 LOAD-COV	625		16.00	1.0000		16.000	625	10000					
I	98 SPINKLER	14125		4.00	.6612		2.644	14125	37346					
HSF:				61586.00	%COMP: 100			RPCN:	2708757 1.10	2979632 -	-	=	2979632	
STRUCTURE VALUE:								48.38	QGRCN/HSF	48.38	FMV/HSF		2979632	

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	127680	127680	100%	SW		12000LV/AC
OTHERFEAT	25000	25000	100%	01062022		
STRUCTURE	3885820	3885820	100%	1942-314		TV/HSF
TOTAL	4038500	4038500	100%	3490000	0115%	SP/HSF
APPRaised-VALUE:						4038500